



BOARD OF BUILDING & ZONING APPEALS Meeting Minutes
December 6, 2023
6:30PM

BOARD OF ZONING APPEALS

Chris Griffith called to order the regularly scheduled meeting of the Board of Zoning Appeals for the City of Twinsburg at 6:30pm.

ROLL CALL

Present: Thomas Brown, Chris Griffith, Michael Jamison, Shannan Leonard, Ed Kancler

Also Present: Keith Foulkes, Building Commissioner, Chuck Bonacci, Council Representative, and Tina Falconbery, Building Department Secretary

The Board recited the Pledge of Allegiance.

WORK SESSION:

Appeal # 04-2023

Variance requested at: Creekside Drive PP #64-08378

To build a new building for a Child Day Care Center requesting two variances to create non-conforming parking area as follows:

Applicant Representatives: Steven Cosik, Woodmont Co., John Butcher, Neff & Associates, and Jenna Albers, Kiddie Academy

- Members discussed the location of the play area, being close to the outdoor area of Brewster's outdoor eating area.
- Mr. Kancler discussed the open eating area and possible noise interference from the playground.
- Jenna Albers stated that all playground areas have a 5 ft. privacy fence that circles the area. The playground area is typically turf or sod. There will be no dust issues. She stated that there have been no noise nuisance complaints at other locations.
- Mr. Cosik discussed the hours of the daycare will be 7:00am to 6:00pm. The hours for playground use will be until approximately 4:00pm. The daycare is not open on the weekends.
- Members discussed that the according to Code, the privacy fence can be up to 8ft. tall.
- Ms. Leonard discussed the drop off situation and school age children. Ms. Albers stated that there is not a drop off process. Parents are required to park and bring children in to the facility. She also stated there will not be school age children at this facility. Drop off

times for parents is 7:00am to 9:00am and pick up is 4:00pm to 6:00pm. At any given time, the most capacity would be 29 parking stalls. This includes staff and parents. Members discussed the submitted parking study.

- Ms. Leonard discussed her concern of smoke from Brewster's drifting towards the playground.
- Mr. Butcher discussed changing the location of the playground. The concern is at the southeast corner of the site is the drainage pond. If the day care and play area were flipped the building would be right next to the pond. This could cause potential issues with the building foundation.
- Members discussed the capacity of the playground. The capacity is 60 square foot per child. There is a schedule for 30 minutes time periods in the morning and afternoon.
- Members discussed the possibility of changing the age range to include school age children. Ms. Albers stated that this is up to the franchisee. There are no buses on site and there are no field trips.
- There will be 11 classrooms in the building.
- Maximum capacity for enrollment is 202.
 - a. Variance request #1 – Front setback of 15ft. from the Right-of-Way, which requires a variance of 10ft. from the required 25ft. required by **Codified Ordinances of Section 1148.13 Area, Yard and Setback Requirements; Business Districts – (listed below)** – to allow the setback for the parking lot to be 15ft. from the Right-of-Way on Creekside.
 - b. Variance request #2 – Minimum number of parking spaces of 31, which requires a variance of 33 spaces from the required 64 spaces required by **Codified Ordinances of Section 1174.03 Schedule of Parking Requirements – (listed below)** – to allow the reduction of total parking lot spaces to 31 instead of 64.

This public hearing will be conducted in compliance with Section 1199.11 of the Twinsburg Zoning and Development Regulations at the Twinsburg Government Center, 10075 Ravenna Road. Written comments should be mailed prior to the meeting to Keith Foulkes, Building Commissioner at 10075 Ravenna Road, Twinsburg, Ohio 44087 or submitted by email to kfoulkes@twinsburg.oh.us

Work Session ended at 6:52pm

REGULAR MEETING @ 6:53PM

1. PUBLIC PARTICIPATION: None Presented

2. Appeal #04-2023

Variance #1

MOTION: Mr. Griffith motioned to approve Variance #04-2023 #1 for the setback of 15 feet from the right-of-way.

Mr. Kancler seconded the Motion and it is noted that no opposition has occurred against this application.

Upon roll call, the Motion passed unanimously.

Variance #2

MOTION: Mr. Griffith motioned to approve Variance #04-2023 #2 for the parking spaces, minimum number of parking spaces to 31, which requires a variance of 33 spaces.

Mr. Brown seconded the Motion.

Upon roll call, the Motion passed unanimously.

3. APPROVAL OF MINUTES: BZA Meeting on September, 27, 2023

MOTION: Mr. Brown motioned to approve the BZA September 27, 2023 meeting minutes as submitted.

Mr. Griffith seconded the Motion.

Upon roll call, the Motion passed unanimously.

4. COMMUNICATIONS: None Presented.

5. EXCUSE ABSENT MEMBERS: All members present.

6. ADJOURNMENT:

There being no further business to come before the Board of Zoning Appeals.

MOTION: Motion presented to adjourn the meeting at 6:57pm.

The Motion was seconded.

Upon roll call, the Motion passed unanimously.

Meeting adjourned.

Chris Griffith, Chairman

Tina Falconbery, Secretary